

Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62

Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

February 13, 2013

Metropolitan Washington Council of Governments

Planning Directors Technical Advisory Committee

Attention: Paul DesJardin

777 North Capitol Street, N.E.

Washington, D.C. 20002-4239

Subject: Additional Activity Center in Loudoun County

Dear MWCOG Planning Directors Technical Advisory Committee:

At the COG Board of Directors' January 9, 2013 meeting, a Loudoun member asked whether the Route 15/Route 606 area should have been included in the final activity centers map. In the Resolution (R04-13) approving the 2013 Activity Centers map, the Board requested that the Planning Directors Technical Advisory Committee (PDTAC) review and advise them on this and a few other related matters. Loudoun County would first like to clarify that the reference in the Resolution to Route 15 and Route 606 was in error. The correct reference is Route 50 and Route 606. Based on our review and consultation with COG Staff, Loudoun County is recommending that an additional activity center be placed at this location (See Attachment 1, Proposed Arcola Activity Center Map).

The Arcola Center development and the adjacent approved Dulles Landing development would comprise the majority of the activity center. A hospital site has also been approved in this area. These approved developments are consistent with the County's Route 50/Arcola Area Corridor land use plan and were approved in the 2007 timeframe. While not the official "Concept Development Plans", the developer's marketing materials have been provided as Attachments 2, 3, and 4 to provide the PDTAC with an idea of the character and density of these developments that are currently underway. Together they will create a dense, mixed-use community that meets the COG criteria for an activity center. In particular, the following criteria are met:

- 1) Designated in locally-adopted land use plan
- 2) High population and employment density
- 3) Mixed-use development
- 4) High intersection density per an approved Concept Development Plan

Adding the Route 50/606 area as an activity center should be considered a technical correction. As indicated above, the developments were planned and approved to comprise a major mixed use center in this location. However, as has been the case with other emerging centers in the

region, realization of the center has been hampered by the recession and thus activity had remained dormant until recently. For example, development of the Arcola Center project only began in earnest in May of 2012, well after the County-COG staff discussions and submission of the activity centers. Due to these factors, Loudoun County is respectfully requesting the addition of an activity center to be named "Arcola" at this time.

Thank you for the opportunity to submit this information to support the placement of the Arcola Activity Center in Loudoun on the final map. If you have any further questions, please feel free to contact me or Jill Kaneff, Loudoun County's Demographer and representative on the COG Forecasting Committee, at (571) 258-3137.

Sincerely,



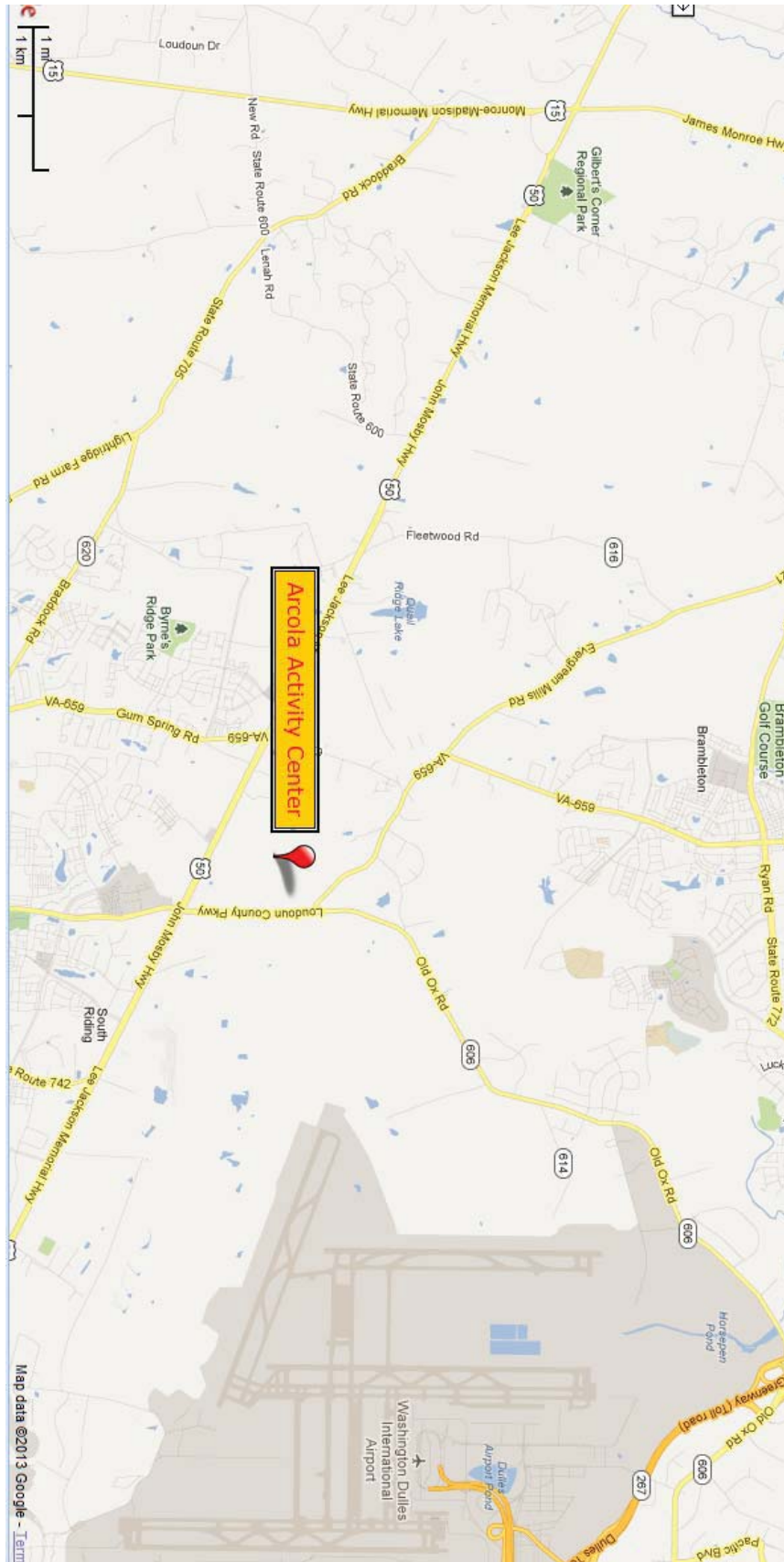
Julie Pastor, AICP
Director of Planning

Attachments:

- 1) *Map of Arcola Activity Center*
- 2) *Arcola Center plan*
- 3) *Dulles Landing brochure*
- 4) *HCA Hospital letter*

*cc: Greg Goodwin, Senior Regional Planner, Metropolitan Washington Council of Governments
Scott K. York, Chairman At-Large, Loudoun County Board of Supervisors and Representative on the MWCOG Metropolitan Development Policy Committee
Matt Letourneau, Supervisor, Dulles District, Loudoun County Board of Supervisors and Representative on the MWCOG Board of Directors
Tim Hemstreet, Loudoun County Administrator
Jill Kaneff, Demographer, Loudoun County Department of Planning
Miguel Salinas, Program Manager, Loudoun County Community Information and Outreach
Cindy Keegan, AICP, Program Manager, Loudoun County Community Planning*

ARCOLA ACTIVITY CENTER





BACKGROUND

In 2005, leading Washington, D.C. metropolitan area developer Buchanan Partners assembled and acquired approximately 400 acres of undeveloped land at the northwest corner of Route 50 and the Loudoun County Parkway in the Dulles area of Loudoun County, Virginia. The largest portion of this land had been rezoned by its prior owner to permit development of up to two million square feet of flex/office/industrial space and 800,000 square feet of retail space.

Working closely with local citizens and Loudoun County government staff, as well as the Route 50 Task Force appointed by the Loudoun County Board of Supervisors, Buchanan decided to re-plan the property to allow greater density, updated design, and diversification of uses to meet market demand.

In late 2004, the Loudoun County Board of Supervisors formed a task force to identify issues and make recommendations that would help transform the Route 50 corridor to an attractive gateway to Loudoun County. The Task Force functioned as a committee that managed the input and recommendations of different working groups comprised of local business owners, landowners, and residents. Arcola Center was discussed in Segment Three of the Task Force. In October 2006, the Board of Supervisors passed the Route 50/Arcola Area Comprehensive Plan Amendment, which formally implemented the recommendations of the Route 50 Task Force.

Shopping at Arcola Center

The Shops at Arcola Center is a much-needed retail center serving the Dulles South area. Anchored by the nation's most popular discount department store and a big-box home improvement center, this center also will include an array of medium-box stores catering to a wide range of family needs.

Adjacent to The Shops and easily accessible on foot or by auto will be the heart of Arcola Center: a Main Street town center centered around a plaza with a custom-designed fountain and outdoor restaurant seating. Main Street will be lined with approximately 145,000 square feet of boutique-style in-line shops and restaurants with professional office space above the retail. Very few locations in the U.S. combine Main Street and lifestyle center shopping options in a way that allows each center to draw from the others' customer base.

Arcola Center Means Business

History

- [Our Vision](#)
- [History of Arcola](#)
- [Slave Quarter History](#)

PDFs

- [Overall Development Plan](#)
- [The Shops](#)
- [Aerial View map](#)
- [The Residences at Main Street](#)
- [The Village](#)
- [Historic Slave Quarters](#)

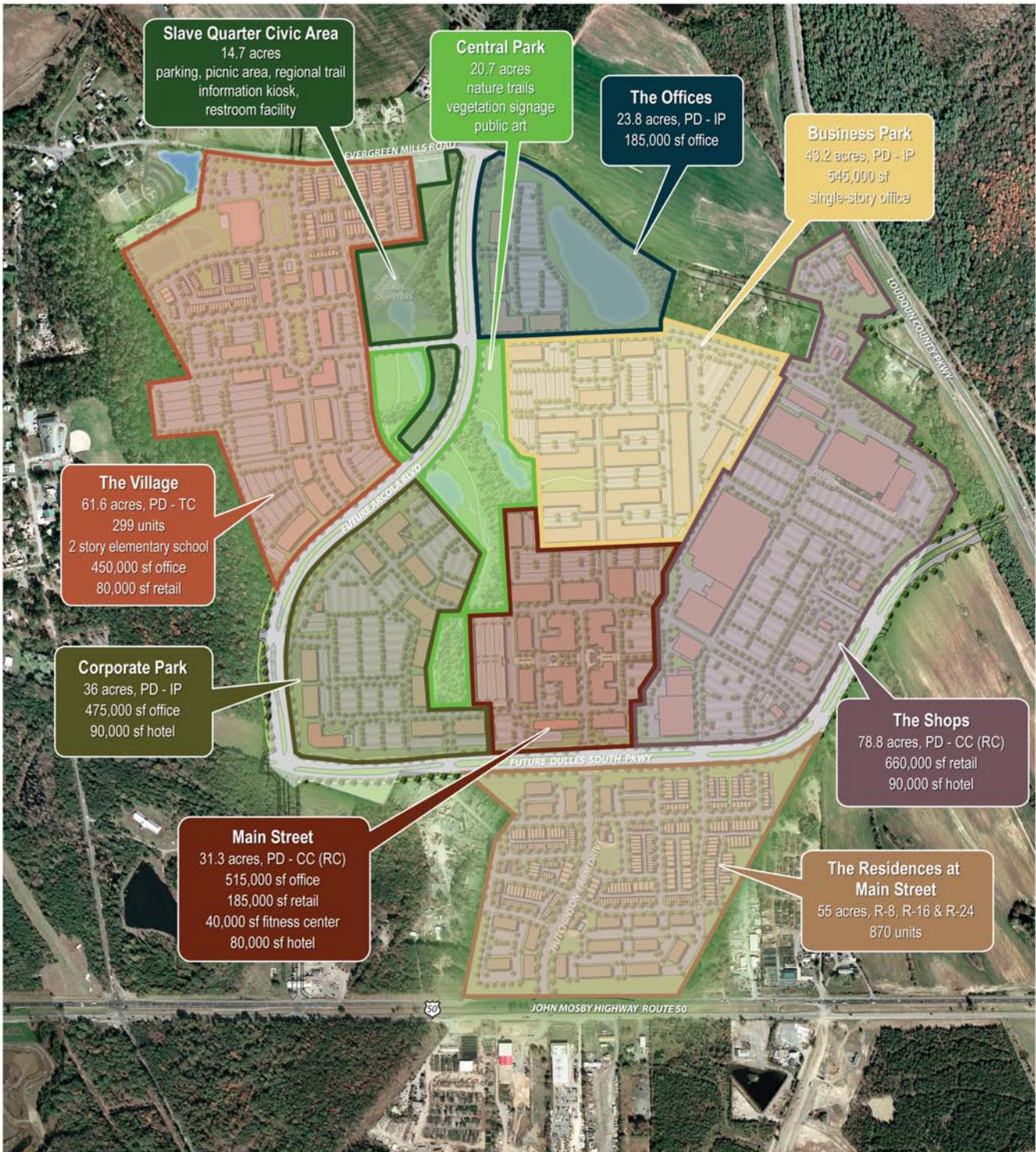
Large and small businesses will find a wide variety of office space locations and configurations within Arcola Center -- ranging from traditional leased office space and flex space to office condos, which offer business owners the tax and investment benefits of owning their own business property. Smaller businesses can select office-over-retail locations, providing employees with the convenience and stimulation of a vibrant Main Street environment. In all, Arcola Center will have up to 2.1 million square feet of office and flex space. By taking advantage of the housing opportunities at Arcola Center, employees will be able to walk to work, thus saving money, reducing stress, and providing them more free time to spend with their families.

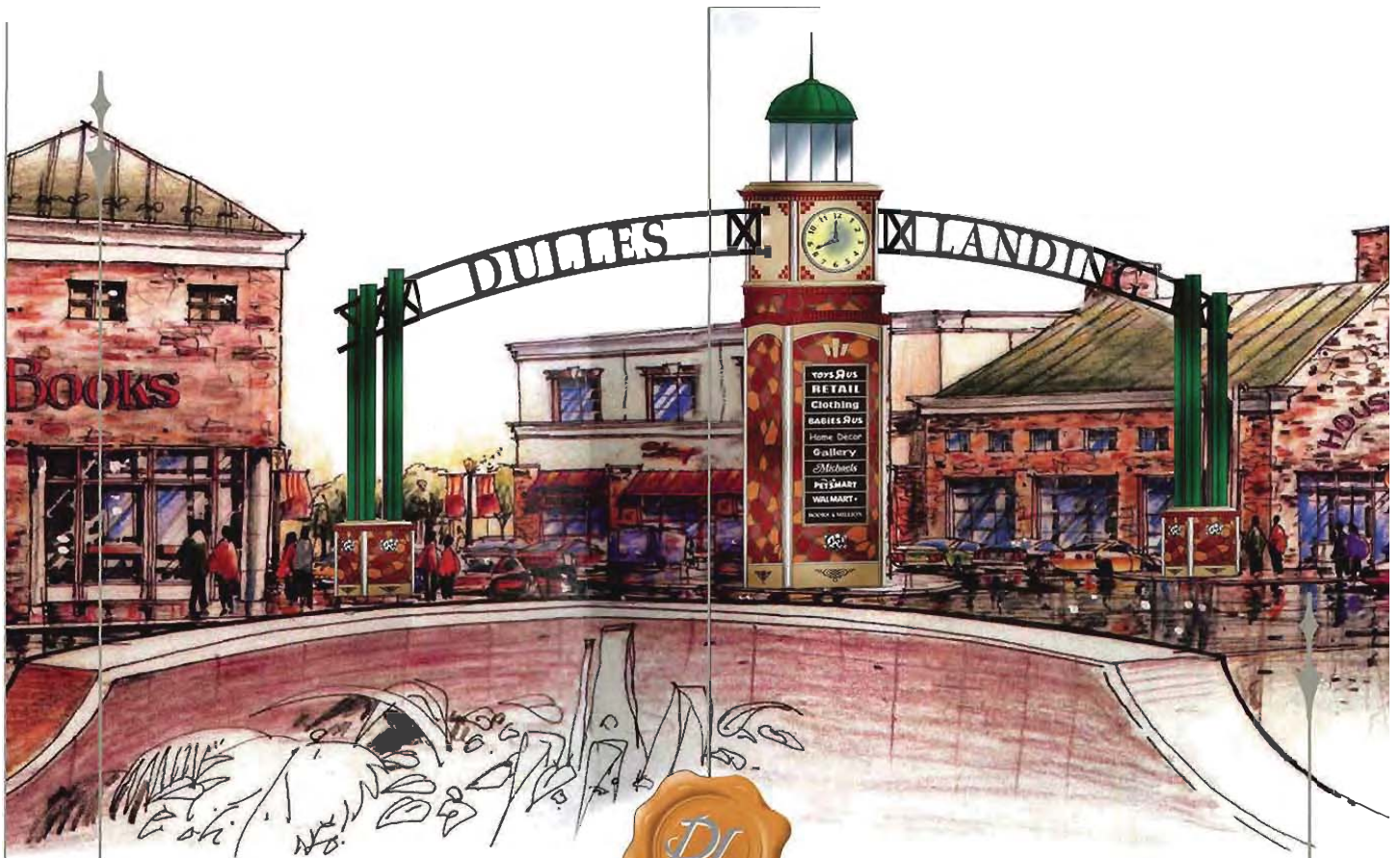
Living at Arcola Center

Individuals and families will have a number of choices when it comes to living at Arcola Center. The master-planned residential areas will be in two sections of Arcola Center. The 69-acre Village at Arcola Center, located on the northwest corner of the site, will combine multifamily housing and town homes on 20 acres with a town green, recreation center, office space, and retail stores with second-floor office space. The Village will be designed as a transition to the historic Village of Arcola, which is not part of the Arcola Center project. The other residential neighborhood, The Residences at Main Street, will be located on 55 acres fronting Route 50. A portion of the homes in this neighborhood will be designated as affordable housing and Buchanan Partners will be contributing over \$500,000 into a workforce housing fund to be administered by Loudoun County.

Preserving Loudoun's Past

A unique facet of Arcola Center will be the educational and tourism destination to be developed around a restored slave quarters building dating to the early 1800s. Buchanan Partners is working with Friends of the Slave Quarters, the Loudoun Convention and Visitors Association, and the Loudoun County Department of Parks, Recreation and Community Services to develop this historic structure as a cultural "anchor" for the area. It will be a focus for heritage tourism, particularly for those interested in African-American history. A feasibility study conducted by Randall Travel Marketing, along with community input, resulted in recommendations that are now being implemented as additional funding is sought to develop the Slave Quarters site.





Dulles Landing

the
Gateway
to
Loudoun
County



Restaurant Plaza



Enter a world of timeless design as you shop in the finest stores available in this marketplace.

Dallas Landing is located at the intersection of Routes 50 and 606, in Loudoun County, the fifth fastest growing county in the nation with 315,000 people and is only 25 miles from Washington, D.C. It is a 500,000+ square foot Power Center shadowing a Walmart Superstore, with a complement of tenants including Babies R Us/Toys R Us, Michael's Arts & Crafts, PetSmart and many others. Sidewalk and fast food dining choices, along with a mix of local and regional retail stores and services, will round out the shopping experience.

The architectural elements are reminiscent of the Loudoun County Hunt Country. The shopping experience will be just as impressive.

We invite you to join this top tier of National Retailers and locate your business in the most prominent Power Center, at the gateway to Loudoun County.

Developed by:
The Beatty Companies



DEMOGRAPHICS (2009)

	3 MILE	5 MILE	7 MILE
Population	44,342	72,733	122,108
Households	18,099	29,687	49,840
Avg HH Inc	\$136,732	\$149,672	\$149,764

- Located in Loudoun County, the 5th fastest growing county in the USA.
- #1 location in the USA for HH aged 25-34 earning \$100,000+ per year.*
- Highest median HH income in the USA, currently at \$114,204 annually.*
- Loudoun County's population has increased 87% in the past 10 years, growing to over 315,000 people.
- Approximately 20,000 new homes planned for the surrounding area.
- Estimated Delivery - Fall 2013

*Source: US Census Bureau and Nielsen Company





Beatty Management Company, Inc.
 6824 Elm Street, Suite 200, McLean, VA 22101
 P: 703-821-0500 F: 703-442-7545
 Email: bmco@beattycos.com Website: www.beattycos.com



Home » About Us » Newsroom » HCA Virginia Building Freestanding Emergency Care Facility in Loudoun County VA



February 01, 2012

HCA Virginia to Build Freestanding Emergency Care Facility in Loudoun County

StoneSpring Emergency Center to Open Summer 2013

Reston, Virginia, January 31, 2012 – HCA Virginia today announced that it will open a freestanding emergency center in 2013 on its StoneSpring Medical Campus in Loudoun County.

“Loudoun County officials have been clear in saying that the Route 50 corridor lacks adequate emergency care facilities,” said Tim McManus, President of HCA Virginia’s Northern Virginia Market and CEO of Reston Hospital Center. “By building StoneSpring Emergency Center, responding to that identified improving access to care for residents, and accelerating the development of our Route 50 medical campus.”

StoneSpring Emergency Center will be built on HCA Virginia’s StoneSpring Medical Campus, a 50-acre site located at the intersection of Gum Spring Road and Route 50. Groundbreaking is expected for summer 2012, and the \$10 million facility is expected to open mid-year 2013. On that same site, HCA Virginia has been awarded a Certificate of Public Need to build 164-bed StoneSpring Medical Center. The medical center is scheduled to open December 2015, at which time the emergency center will become part of the hospital itself.

StoneSpring Emergency Center will have 12 bays and house a CT scanner and other technology needed to diagnose and treat patients with moderate to serious injuries and illnesses. Like a hospital emergency room, the 9,600-square-foot facility will be open 24 hours a day, staffed by physicians, nurses and other caregivers with specialty training in emergency care. It will accommodate ambulance traffic as well as walk-in patients.

Reston Hospital Center, which is HCA Virginia’s flagship facility in Northern Virginia, is currently undergoing a \$65 million expansion that includes the addition of four operating rooms (bringing the total to 13) as well as the construction of a new LEED-certified medical office building (MOB) with environmentally friendly design features. The Reston project will be completed in stages over the next two to three years.

Reston Hospital Center is a 187-bed, acute-care medical and surgical facility founded in 1986. It has garnered high honors for attentive patient care and nursing excellence, receiving the American Nurses Credentialing Center’s (ANCC) prestigious Magnet Recognition Program® and as well as its BEACON Award for Critical Care Excellence™. The hospital is part of HCA Virginia, which has 13 hospital campuses, 13,500 employees and 3,200 affiliated physicians in the commonwealth, as well as part of HCA Inc., a Nashville, Tenn.-based company that is the leading provider of healthcare services in America.

Tags:

- » About StoneSpring
- » Newsroom
- » Vendor Interest Form
- » Contact Us
- » Maps & Directions

Call StoneSpring Emergency Center at (703) 689-9030

HCA Capital Division Hospitals

About Us

- About StoneSpring
- Newsroom

Contact StoneSpring

- Maps & Directions
- Contact Us

Health Information

- General Health Library
- Virtual Body

- CJW Medical Center
- Henrico Doctors' Hospital
- John Randolph Medical Center
- Portsmouth Regional Hospital
- Parkland Medical Center

- Dominion Hospital
- Reston Hospital Center
- Spotsylvania Regional Medical Center
- StoneSpring Medical Center
- LewisGale Medical Center